118.0	0002	0006.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	907,800	/	907,800
USE VALUE:	907,800	/	907,800
ASSESSED:	907,800	/	907,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
148		WRIGHT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WHITNEY FREDERICK C-JAYNE L
Owner 2:	
Owner 3:	
Street 1:	148 WRIGHT ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .125 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1960, having primarily Vinyl Exterior and 2878 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5442.000	499,500		408,300	907,800
Total Card	0.125	499,500		408,300	907,800
Total Parcel	0.125	499,500		408,300	907,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 315.41 | /Parcel: 315.41

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	75849
GIS Ref	
GIS Ref	
Insp Date	03/31/09

!9141!

PREVIOUS ASSESSMENT

Parcel ID: 118.0-0002-0006.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	499,500	0	5,442.	408,300	907,800		Year end	12/23/2021
2021	101	FV	485,600	0	5,442.	408,300	893,900		Year End Roll	12/10/2020
2020	101	FV	485,600	0	5,442.	408,300	893,900	893,900	Year End Roll	12/18/2019
2019	101	FV	341,800	0	5,442.	402,400	744,200	744,200	Year End Roll	1/3/2019
2018	101	FV	290,500	0	5,442.	309,100	599,600	599,600	Year End Roll	12/20/2017
2017	101	FV	197,300	0	5,442.	291,600	488,900	488,900	Year End Roll	1/3/2017
2016	101	FV	197,300	0	5,442.	268,300	465,600	465,600	Year End	1/4/2016
2015	101	FV	196,300	0	5,442.	250,800	447,100	447,100	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	08:32:43

LAST REV

Date	Time
09/19/18	09:02:50
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 9141

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	17601-155		11/1/1986		169,000	No	No		Y

USER DEFINED

Prior Id # 1:	75849
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/1/2017	222	Addition	114,000	O				add 2nd fl 3 beds+

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2018	Permit Visit	DGM	D Mann
3/31/2009	Measured	197	PATRIOT
3/17/2000	Inspected	276	PATRIOT
2/14/2000	Measured	264	PATRIOT
1/1/1982		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5442		Sq. Ft.	Site		0	70.	1.07	6									408,284						408,300	

Total AC/HA:	0.12493	Total SF/SM:	5442	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	408,284	Spl Credit		Total:	408,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G19	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.08354390
Const Adj.:	0.99989998
Adj $ / SQ:	151.681
Other Features:	120009
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	560012
Depreciation:	60481
Depreciated Total:	499531

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

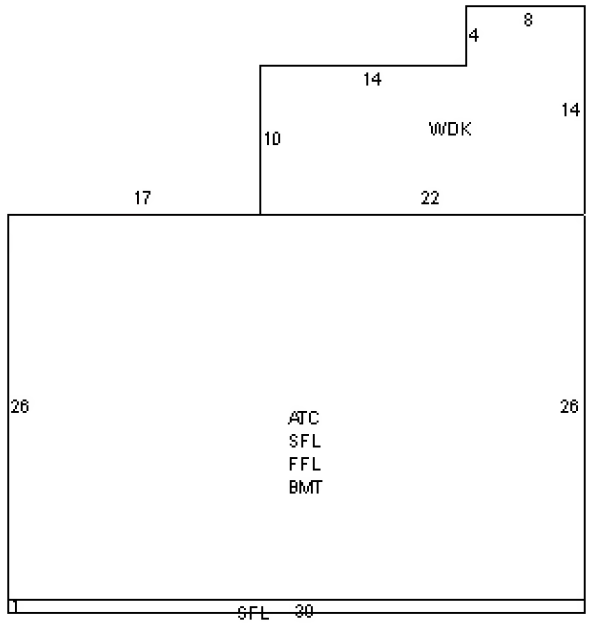
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	151.68
Special Features:	0	Val/Su Net:	135.44
Final Total:	499500	Val/Su SzAd	206.24

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,053	151.680	159,720
BMT	Basement	1,014	69.170	70,135
FFL	First Floor	1,014	151.680	153,805
ATC	Attic	355	151.680	53,832
WDK	Deck	252	9.970	2,512

Net Sketched Area:	3,688		Total:		
Size Ad	2421.8999	Gross Area	4581	FinArea	2878

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 118.0-0002-0006.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1985	0.00	T	27.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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